



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2305160

Applicant Name: Al Bryant, for Seattle Central Community College

Address of Proposal: 1701 Broadway

SUMMARY OF PROPOSED ACTION

Master Use Permit for demolition of 3 one-story classroom buildings totaling 14,016 square feet, accessory to a major institution (Seattle Central Community College). DCLU identification for the buildings are: Bldg. #2, Bldg. #4, and Bldg. # 5. Environmental Impact Statement prepared by Seattle Central Community College. Review is for SEPA conditioning only.

The following approval is required:

SEPA – for conditioning only. – (Chapter 25.05, Seattle Municipal Code.)

SEPA DETERMINATION: ☐ Exempt ☐ DNS ☐ MDNS ☒ EIS

 ☐ DNS with conditions

 ☐ DNS involving non exempt grading or demolition
 or involving another agency with jurisdiction.

BACKGROUND INFORMATION

Site and Vicinity Description

The subject site is zoned MIO-105 (Major Institution Overlay with a 105-foot height limit). The demolition site is part of the so-called North Plaza site of the campus, specifically the southwest quarter of the block between Broadway and Harvard Avenue, and between E. Denny Way and the vacated E. Howell St. The buildings to be demolished lie just north of the vacated portion of E. Howell Street.

The zoning across Harvard Avenue is multifamily residential (Midrise). The zoning at the northern end of the block between Harvard Avenue and Broadway, beyond the northern reach of the Major Institution overlay and across Broadway to the east is Neighborhood Commercial (NC3-40').

Adjacent uses are as follows:

North	Multi Family Residential, Mixed use residential and commercial, commercial
East	Commercial, Multi Family Residential
West	Multi Family Residential, institutional (Westminster Presbyterian Church)

Proposal

Master Use Permit for demolition of three one-story classroom buildings ("portables") totaling 14,016 square feet. The demolition is preliminary to the construction of the first phase of what the Seattle Central Community College Final Environmental Impact Statement identifies as a "Technology Center," a 5-story college facility for the Mathematics and Science Departments with general use classrooms, teaching laboratories and offices. The project will include parking below grade and partially below grade. The impacts associated with the construction of the proposed facility will be conditioned under a separate Master Use Permit.

Public Comments

Public notice of the project application was published on August 28, 2003. The required public comment period ended on September 10, 2003. DCLU has not received any comments regarding this proposal.

ANALYSIS - SEPA

The initial disclosure of the potential impacts of the proposed project was made in the Final Environmental Impact Statement (FEIS) prepared by Seattle Central Community College as the Lead Agency and published on August 30, 2001. This environmental review and analysis is to provide project-specific mitigation for impacts directly related to the proposal. The information in the FEIS, supplemental information and the experience of this agency with the review of similar projects forms the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665) states, in part, "*where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation*" subject to some limitations. Thus, the mitigation that may be required pursuant to SEPA authority is limited. A discussion of likely adverse impacts and how they may be appropriately mitigated follows below.

Short-Term Impacts

Codes and development regulations applicable to this proposal will provide sufficient mitigation for most impacts.

The following temporary demolition-related impacts are expected: 1) temporary soil erosion; 2) decreased air quality due to increased dust and other suspended air particulates during excavation and demolition; 3) increased noise and vibration from demolition operations and equipment; 4) increased traffic and parking demand from demolition personnel; 5) blockage of streets by demolition vehicles/activities; 6) conflict with normal pedestrian movement adjacent to the site; and 7) consumption of renewable and non-renewable resources. These impacts are not considered significant because they are temporary and/or minor in scope (Section 25.05.794, SMC). Although not significant, the impacts are adverse and certain mitigation measures are appropriate as specified below.

City codes and/or ordinances apply to the proposal and will provide mitigation for some of the identified impacts. Specifically these are: 1) Street Use Ordinance (watering streets to suppress dust, obstruction of the pedestrian right-of-way during demolition, demolition along the street right-of-way); 2) Building Code (demolition measures in general); and 3) Stormwater, Drainage and Grading Code (temporary soil erosion). Compliance with these applicable codes and ordinances will be adequate to achieve sufficient mitigation and further mitigation by imposing specific conditions is not necessary for these impacts.

Demolition and Noise Impacts

Due to the close proximity of residences just to the north and the west of the site, the Department finds that the limitations of the Noise Ordinance are inadequate to appropriately mitigate the adverse noise impacts associated with the proposal. The SEPA Construction Impact Policies, (SMC 25.05.675.B) allow the Director to limit the hours of construction (or demolition) to mitigate adverse noise and other construction-related (or demolition-related) impacts. Therefore, the proposal is conditioned to limit demolition activity to non-holiday weekday hours between 7:30 a.m. and 6:00 p.m. Activities related to the demolition will also be permitted on Saturdays, if necessary, but limited to hours between 9:00 a.m. and 6:00 p.m.

Earth

The demolition site is not located in a DCLU mapped ECA, although a small portion of the southern edge of the campus and larger site includes a small area identified as a 40% steep slope area. A significant physical separation exists between the demolition site or any staging activities related to the demolition activity, and the ECA designated area. The activities covered in this proposal will in no way compromise the slope. Therefore, no mitigation in this regard pursuant to SEPA is warranted.

Long-term Impacts

Potential long-term impacts that may occur as a result of this project include: 1) possible soil erosion, depending on the state the newly exposed ground is left in after demolition; possible negative aesthetic impacts if the site is not rebuilt upon or adequately landscaped after the proposed demolition takes place. These long-term impacts are not considered significant because the impacts are expected to be minor in scope.

Long-term impacts such as this are typical of this type of project and will be mitigated by the City's adopted codes and/or ordinances. Specifically these are the: Stormwater, Grading and Drainage Control Codes; and the Land Use Code (aesthetic impacts).

Other impacts not noted here as mitigated by codes or conditions are not sufficiently adverse to warrant further mitigation by condition.

DECISION –SEPA

The application is **Approved**.

CONDITIONS - SEPA

During Construction

The following condition to be enforced during construction shall be posted at the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. If more than one street abuts the site, conditions shall be posted at each street. The conditions will be affixed to placards prepared by DCLU. The placards will be issued along with the building permit set of plans. The placards shall be laminated with clear plastic or other waterproofing material and shall remain posted on-site for the duration of the construction.

1. To further mitigate the noise impacts of the demolition process, the hours of demolition-related activity shall be limited to non-holiday weekdays between the hours of 7:30 a.m. and 6:00 p.m. and on Saturdays to 9:00 a.m. and 6:00 p.m. This condition may be modified by DCLU to allow work of an emergency nature after approval from the Land Use Planner.

Signature: (signature on file) Date: September 25, 2003
Michael Dorcy, Land Use Planner,
Department of Design, Construction and
Land Use Services